

Scott Guter

From: Scott Guter
Sent: Monday, September 14, 2015 10:57 AM
To: 'esfandi'; 'ron@eastsideconsultants.com'
Cc: Tuan Phan; Tom Early
Subject: RE: SUB15-01010 (LSM15-05257) ESFANDI SHORT PLAT
Attachments: SUB15-01010 PRE-CIVIL_C2.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Categories: LAND USE

Dariusz & Ron:

In reviewing this short plat I've run across a code conflict with respect to the access Tract A width, its impact on what would be regulated as a required "front" yard ([KZC 5.10.720](#)), and compliance with lot dimensions for lots smaller than five thousand feet ([KMC 22.28.050](#)). As such I'm requiring the attached illustrated revision to the subject short plat and land surface modification permits. This solution would still allow the desired required yards for lots 1 and 6 and would decrease the required yards for lots 2, 3, 4 and 5. I does require access to lots 1 and 6 to be taken from the "rear" required yards.

Please contact me if you have any questions.

Regards,

Scott Guter, LEED AP
425-587-3247 | sguter@kirklandwa.gov

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From: Scott Guter
Sent: Wednesday, July 01, 2015 11:43 AM
To: 'esfandi' <esfandi@aol.com>
Subject: RE: SUB15-01010 ESFANDI SHORT PLAT

Great, thanks.

From: esfandi [<mailto:esfandi@aol.com>]
Sent: Wednesday, July 01, 2015 11:09 AM
To: Scott Guter
Subject: RE: SUB15-01010 ESFANDI SHORT PLAT

Yes, it's been a few weeks!!

Best,

Dariusz

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

----- Original message -----

From: Scott Guter <SGuter@kirklandwa.gov>

Date: 07/01/2015 9:47 AM (GMT-08:00)

To: 'esfandi' <esfandi@aol.com>

Subject: RE: SUB15-01010 ESFANDI SHORT PLAT

Dariusz,

Is the public notice board up?

Scott Guter, LEED AP

425-587-3247 | sguter@kirklandwa.gov

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From: esfandi [<mailto:esfandi@aol.com>]

Sent: Wednesday, June 24, 2015 9:11 AM

To: Scott Guter

Subject: RE: SUB15-01010 ESFANDI SHORT PLAT

Good Morning Scott,

Thank you for update. I will forward your email to Ron and will proceed with LSM.

Have a great day,

Dariusz

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

----- Original message -----

From: Scott Guter <SGuter@kirklandwa.gov>

Date: 06/24/2015 8:24 AM (GMT-08:00)

To: 'esfandi' <esfandi@aol.com>

Subject: SUB15-01010 ESFANDI SHORT PLAT

Dariusz,

Attached are the development standards for Building, Fire, and Public Works. You may proceed with submitting your Demolition and Land Surface Modification permits.

Please contact me if you have questions.

Sincerely,

Scott Guter, LEED AP

Planner | City of Kirkland | Planning and Community Development

425-587-3247 | sguter@kirklandwa.gov | <http://www.kirklandwa.gov>

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From: Philip Vartanian
Sent: Tuesday, June 23, 2015 1:36 PM
To: Scott Guter
Subject: SUB15-01010

Scott, PW conditions are added to SUB15-01010.

Philip Vartanian

Development Engineer

Public Works Department

City of Kirkland

425-587-3856 (phone)

425-587-3807 (fax)

Caring for your infrastructure to keep Kirkland healthy, safe and vibrant.